

District II Advisory Board Minutes

December 1, 2008

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The District II Advisory Board meeting was held at 7:04 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. CM Schlapp was in attendance, (9) board members attended, (4) staff and approximately (13) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Joe Johnson
Larry Frutiger
Mary Weeks
Max Weddle
Daryl Crotts
Sarah Devries
Phil Ryan
Tim Goodpasture
Aaron Mayes
Allison Wegner – Youth Member

Members Absent

Brian Carduff
David Mollhagen
Nick Pompeo Youth Member

Staff Present

Antione Sherfield- Neighborhood Assistant
Chief Snow - Wichita Fire Department
Officer Bogle-Wichita Police Department
Jess McNelly

Guests

Listed below

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:04 p.m. DAB members did introductions. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. She advised that Chairman Joe Johnson runs the meeting as she likes to get feedback from her board on issues brought before them and feels that this is the best manner to receive that information.

APPROVAL OF MINUTES AND AGENDA

- **November minutes approved (9-0)**
- **December agenda approved (9-0)**

PUBLIC AGENDA

1. Off-Agenda Items

No items submitted.

STAFF REPORT

2. Community Police Report

Officer Bogle, provided information pertaining to current crime trends in District II. Officer Bogle stated that the main concern is holiday crime prevention and safety efforts. He encouraged individuals to lock vehicles and hide valuables while shopping in high crime areas such as Towne East Mall, Bradley Fair, and Wal-Mart during the holidays.

Phil Ryan, DAB Member, asked if it was illegal to leave your vehicle running while not attended.

Officer Bogle stated that technically it is not illegal to leave a vehicle running while not attended. He also stated that last week the Police Department was out early a few mornings leaving warning notices on vehicles.

Recommended Action: Receive and file

3. Community Fire Report

Fire Station No. 09, provided information pertaining to Fire Service calls in District II. Chief Snow stated that there were 323 alarms in the month of November. 229 of those calls were EMS rescue calls and 15 of those were related to fires. There were 89 other service calls. For example other services could be something such as a power line being down. Basically, it can't be classified as any of the other calls.

On November 10th, there was a significant apartment fire at 1322 N. Woodlawn. The cause of this fire was due to a maintenance worker working on a water pipe. Chief Snow noted that CM Schlapp was on site to provide shelter services at St. Thomas Catholic Church. She stated that the people for very thankful for those efforts.

On November 12th, there was another severe fire at another apartment complex located 505 N. Rock Rd. The cause is still unknown at this time.

There was fire damage to a small apartment located at 4949 E. Morris St. The fire affected one apartment and the cause was due to someone playing with matches.

There was a house fire at 825 S. Dellrose. They are under the impression this fire was set due to domestic violence.

Lastly, there was another house fire at 637 S. Sullivan. It appears the boyfriend set the fire in numerous spots around the home.

Chief Snow also stated that **Fire Station No. 20** is coming along well and is on schedule to be completed on time.

CM Schlapp thanked Fire Station No. 09 for the report and applauded the fine work the Wichita Fire Department does for our community.

4. PUD2008-00005

Jess McNeely, Planning Department provided information pertaining to Planned Unit Development located north of 3rd Street North between Oliver Street and Bleckley Drive. The applicant proposes to create PUD #28, the 1.58 acre East Boulevard Planned Unit Development. The “PUD” Planned Unit Development special zoning district would replace the current zoning district of B Multi-family Residential (“B”) on one parcel with all uses permitted in the LC Limited Commercial (“LC”) zoning district and the following uses prohibited: group residence, limited; broadcast recording studio; and payday loans or similar businesses. Residential development would be limited to the density permitted by the B zoning district at 75 dwelling units per acre.

All lighting is to be shielded away from residential areas; trash receptacles and roof equipment require screening. Signs are to be in conformance with the City Sign Code for the LC district with no offsite, billboards, portable, rotating or flashing signs permitted. Landscaping is required per the Landscape Code, a pedestrian circulation system is required to connect buildings to public sidewalks, and utilities are to be underground. Architectural design standards require consistent exterior building materials and colors with metal prohibited as a predominant exterior wall material. Building setbacks are 20 feet from all public streets; building heights are limited to 55 feet. Wireless communication facilities are subject to standards for the LC zoning district. Commercial gross floor ratio is limited to 30%, and the entire development is not to exceed 39,000 square feet of gross floor area.

The application area exists north of 3rd Street North, between Oliver and Bleckley. North of the site is a platted alley, an LC zoned office building, and LC zoned commercial uses – including a vacant grocery store at the intersection of Oliver and Central. South of the site is a B zoned middle school. East of the site, across Bleckley, is MF-29 Multi-family Residential (“MF-29”) zoned duplexes. West of the site, across Oliver, are TF-3 Two-family Residential (“TF-3”) zoned single-family residences.

CASE HISTORY: The property was platted as Lots 1-12 of the East Boulevard Addition in 1930. The property is currently developed with 26 dwelling units within two, three, and four-unit buildings, all built between 1937 and 1941.

ADJACENT ZONING AND LAND USE:

NORTH:	(LC)	Office, commercial
SOUTH:	(B)	Middle school
EAST:	(MF-29)	Two-family residences
WEST:	(TF-3)	Single-family residences

Kim Edgington, Agent, stated yes. She also stated that the Developer has made quite a few changes to the area. They intend to enlarge the entire community by making renovations to the Dillon’s Store in the future. She also stated that the Developer is dedicated to developing this area.

Tim Goodpasture, DAB Member, asked if the owner owned the office building also.

Kim Edgington, Agent, stated yes.

Tim Goodpasture also asked why they are not going ahead with a PUD on the entire site.

Kim Edgington stated that there are some ownership issues currently.

Max Weddle, DAB Member, asked if the agent would comment on the 55ft. building height.

Kim Edgington stated that the 55 ft. building height is currently in compliance with the current zoning.

CM Schlapp asked if the owner or Planning Department spoke with the College Hill Neighborhood Association.

Jess McNeely stated that the Planning Department sent out notices to residents that would be impacted.

Joe Johnson, DAB Member asked if a Pay/Day Loan would be allowed.

Jess McNeely stated no.

CM Schlapp strongly recommended that the agent contact the College Hill Neighborhood Association to brief them on what will potentially taking place in their community.

Kim Edgington stated that she would contact the Neighborhood Association.

Action Taken: The **DAB** voted (9-0) in support of the Planning Department recommendation to approve the request for the Planned Unit Development located North of 3rd Street North between Oliver Street and Bleckley Drive.

5. PUD2008-0008

Jess McNeely, Planning Department provided information pertaining to Planned Unit Development for office development, generally located midway between Rock and Webb Roads, on the northeast corner of Harry and Longford Streets.

The applicant proposes to create PUD #29, the 4.73 acre Moussavi Office Park Planned Unit Development. The “PUD” Planned Unit Development special zoning district would replace the current zoning district of SF-5 Single-family Residential (“SF-5”) on one parcel. The PUD would permit all uses in the GO General Office (“GO”) zoning district, with the following uses prohibited: manufactured home, accessory apartment, cemetery, correctional placement residence, golf course, parking area (commercial), recycling collection station (private), hotel or motel, marine facility, asphalt or concrete plant, and agriculture. Uses that require a Conditional Use in the GO district would require a separate PUD amendment. This leaves the following uses permitted in the PUD: single and multi-family residential (up to 75 dwelling units per acre), assisted

living, group residence, church or place of worship, community assembly, convalescent care, daycare, hospital, library, schools, automatic teller machines, bed and breakfast inn, broadcast recording studio, funeral home, medical service, and general office.

Signs are per the Sign Code (the PUD does not designate which zoning district within the code), with only one 96 square-foot, 16-foot tall sign on Harry; off site, portable, and variable message signs are prohibited. All lighting is to be shielded away from residential areas with a 15-foot height limit; trash receptacles and roof equipment require screening. Landscaping is required per the Landscape Code, utilities are to be underground. The PUD requires screening, but would waive screening adjacent to multi-family parking, and would allow screening to be achieved with evergreen vegetation or berms in accordance with the Zoning Code. Architectural design standards require consistent exterior building materials of brick, stone, or stucco, consistent colors, and pitched roofs. Building setbacks are 20 feet from the north and west property lines, 25 feet from the south property line; 15-feet from single-family residential development on the east property line, and 10 feet from multi-family along the east property line. Building heights are limited to 35 feet. A total of eight buildings are permitted with a building coverage of 21%, a gross floor area ratio limited to 25%, and the entire development not to exceed 51,500 square feet of gross floor area. Access points are to be from both Harry and Longford.

North and west of the site are SF-5 zoned single-family residences. South of the site, across Harry, are SF-5 and MF-29 Multi-family Residential (“MF-29”) zoned multi-family residences. East of the site are TF-3 Two-family Residential (“TF-3”) zoned single and multi-family residences.

CASE HISTORY: The property is unplatted, and developed with three single-family residences and outbuildings.

ADJACENT ZONING AND LAND USE:

NORTH:	(SF-5)	Single-family residences
SOUTH:	(SF-5, MF-29, CUP DP-79)	Multi-family residences
EAST:	(TF-3, CUP DP-53)	Two and multi-family residences
WEST:	(SF-5)	Single-family residences

Jess McNeely, Planning Department, stated there are issues with Harry St. concerning traffic. He stated that Harry Street has 24, 000 cars past through there on a daily basis. He also stated that Longford Street is a residential street and is not classified as a collector street, but it is used similar to a collector street.

Robert Kaplan, Agent, stated that this property is somewhat of a challenge because it is under (5) acres. The property is also mid mile which is not appropriate for commercial use. Mr. Kaplan said they looked at a development is West Wichita and came up with this configuration. He stated that he thought (GO) would be best suited for this community. He stated that if you put in a 29 unit complex that would create a high volume of traffic opposed to the office suites.

Allison Wegner, Youth DAB Member, stated that there is a lot of traffic in that area. She also stated that the busiest Quik Trip in Wichita is at Harry Street and Webb Road.

Robert Kaplan stated that traffic will increase no matter what is placed in that location.

Dave Wilson, 1150 S. Longford, stated that they built their home 12 years ago under the impression more homes would be built in the designated location. He also stated that the addition of this potential office site would decrease the value of their homes.

Charles Simon, 1215 S. Longford, stated he is the original owner of his home and he and his family do not want the traffic in the area.

Helen Steindler, 1219 S. Longford, stated that she is opposed to commercial use and it would not be a good place to live.

Julia Paulsen, 1162 S. Longford, stated that she is afraid people will be wandering around the neighborhood. She also stated that the office site will be sitting directly in her backyard.

Mitch Echels, 1129 S. Longford, asked what the City was doing in regard to a home in the area that built a pool house illegally. This pool house has created drainage problems in the area.

CM Schlapp asked someone from the neighborhood to contact the District II Neighborhood Assistant to set up a meeting at City Hall to discuss this issue.

Officer Bogle stated that if a traffic light is placed at Harry Street and Longford this could bring more traffic to the area.

Robert Kaplan stated this property will be developed at some time. It is too small for (SF); office/medical offices will be compatible with residential neighborhood.

Larry Frutiger, DAB Member, asked is if a restaurant could be built in that location

Robert Kaplan stated no.

Action Taken: The **DAB** voted (6-3) to deny the Planning Departments recommendation for a Planned Unit Development located midway between Rock Road and Webb Road on the Northeast corner of Harry and Longford Streets.

With no further business, the meeting was adjourned at 9:15 pm. The next DAB II Meeting will be January 5, 2009.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant

Guest

Carol and Mitch Echels

Dave and Betty Wilson

Elizabeth Snow

Tim Car

Charles Simon

Julia Paulsen

Helen Steindler

Tom Roth

Bob and Pat Kloth

Kim Edgington